

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP (797-1101)

**SUBJECT:** Resolution - Plat

(P 9-2-00 - Associated Engineers & Surveyors of South Florida, Corp., Petitioner/Carlos and Janet Perez, Owners - 10830 SW 23 Street. Generally located on the south side of SW 23 Street, approximately 1600 feet east of Hiatus Road.)

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The proposed plat consists of approximately 4.89 gross acres and restricts development to 3 detached single-family homes and a 1.12 acre open space parcel. Access is provided from SW 23 Street which is a public road.

The plat is in conformance with Town Code requirements and can be considered in final form.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

The Planning and Zoning Board recommended approval subject to the correction of the "typo" in the plat; subject to an executed Recreational Impact Fee Agreement; and approval for sufficient capacity of the regional road network as determined by Broward County (5-0) March 28, 2001.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Motion to approve the resolution.

**Attachment(s):** Resolution with backup, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed subdivision plat to be known as the Perez Estates Plat has been approved by the Town Planning and Zoning Board on March 28, 2001.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The subdivision plat known as the Perez Estates Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

**Application #:** P 9-2-00  
Perez Estates Plat

**Revisions:**

**Exhibit "A"**

**Original Report Date:** March 12, 2001

**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

**APPLICANT INFORMATION**

**Owner:**

**Name:** Carlos & Janet Perez

**Agent:**

**Name:** Associated Engineers & Surveyors of South Florida, Corp.

**Address:** 2775 E. Oakland Park Blvd.  
Suite 8

**Address:** 7320 Griffin Road, Suite 103

**City:** Ft. Laud., FL 33306

**City:** Davie, FL 33314

**Phone:** (954) 566-3800

**Phone:** (954) 791-2110

**Background Information**

**Application Request:** Approval of the resolution for the proposed subdivision plat.

**Address/Location:** 10830 SW 23 Street, Generally located on the south side of SW 23 Street, approximately 1600 feet east of Hiatus Road.

**Land Use Plan Designation:** Residential (1 du/ac)

**Existing Zoning:** A-1

**Existing Use:** Vacant

**Proposed Use:** 3 detached single-family homes and a 1.12 acre open space parcel. Access is provided from SW 23 Street which is a public road.

**Parcel Size:** 4.89 gross acres

### **Surrounding Land Use:**

**North:** Residential (1 du/ac)

**South:** Residential (1 du/ac)

**East:** Residential (1 du/ac)

**West:** Residential (1 du/ac)

### **Surrounding Zoning:**

**North:** R-1, Estate Dwelling District

**South:** R-1, Estate Dwelling District

**East:** R-1, Estate Dwelling District

**West:** A-1, Agricultural District

## **Zoning History**

**Related Zoning History:** None

**Previous Request on same property:** None

## **Development Plan Details**

### **Development Details:**

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 212,827.99 square feet or 4.886 acres
2. The plat provides for a 100' access opening and non-vehicular access line along the remaining portion of the north limits of the site.
3. A private road 40' width with a cul-de-sac is provided for ingress and egress into the site.
4. A 15' Drainage easement is reflected along the west and east limits of the site.
5. A 20' Canal Maintenance easement is reflected along the south limits of the plat.
6. A 10' utility easement is reflected internally within limits of the plat.
7. A 10' landscape easement is provided along SW 23 Street to meet the street landscape buffer requirements and will be maintained by the homeowner's Association.
8. A Park Impact Fee Agreement is required as the 1.12 acre open space parcel does not meet the requirements for a park.
9. Lot sizes range from from 35,152.62 to 45,128.55 square feet net dry area. The open space parcel ranges 45,721.83 square feet net dry area.

## **Summary of Significant Development Review Agency Comments**

None

## **Applicable Codes and Ordinances**

Land Development Code Section 12-360(B)(1) requires platting of those parcels of land which are not recorded in Broward County prior to June 4, 1953.

Land Development Code Section 12-366(C) allows the Developer to pay a fee in lieu of dedicating 10 acres of land per 1,000 population for recreation and open space, in concert with Section 12-323(F)(2).

## **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the planning area No. 2 generally includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Nob Hill Road and Pine Island Road. The predominant existing and planned land use in single-family residential at a density of one dwelling unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is Located to the north of the landfill site and is also used for recreational and open space purposes. A major land holding, Imagination Farms, constitutes the last remaining dairy operation in Davie and has developed half of the site with 400 single-family residences. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and commercial projects.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 100.

**Broward County Land Use Plan:** None

**Concurrency Considerations:** Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

**Applicable Goals, Objectives & Policies:** None

## **Staff Analysis/Findings of Fact**

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access to the site.

## **Staff Recommendation**

**Recommendation:** Staff recommends approval of the proposed plat subject to the following:

1. Providing an executed Recreational Impact Fee Agreement, prior to the

issuance of a building permit.

2. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

## **Planning and Zoning Board**

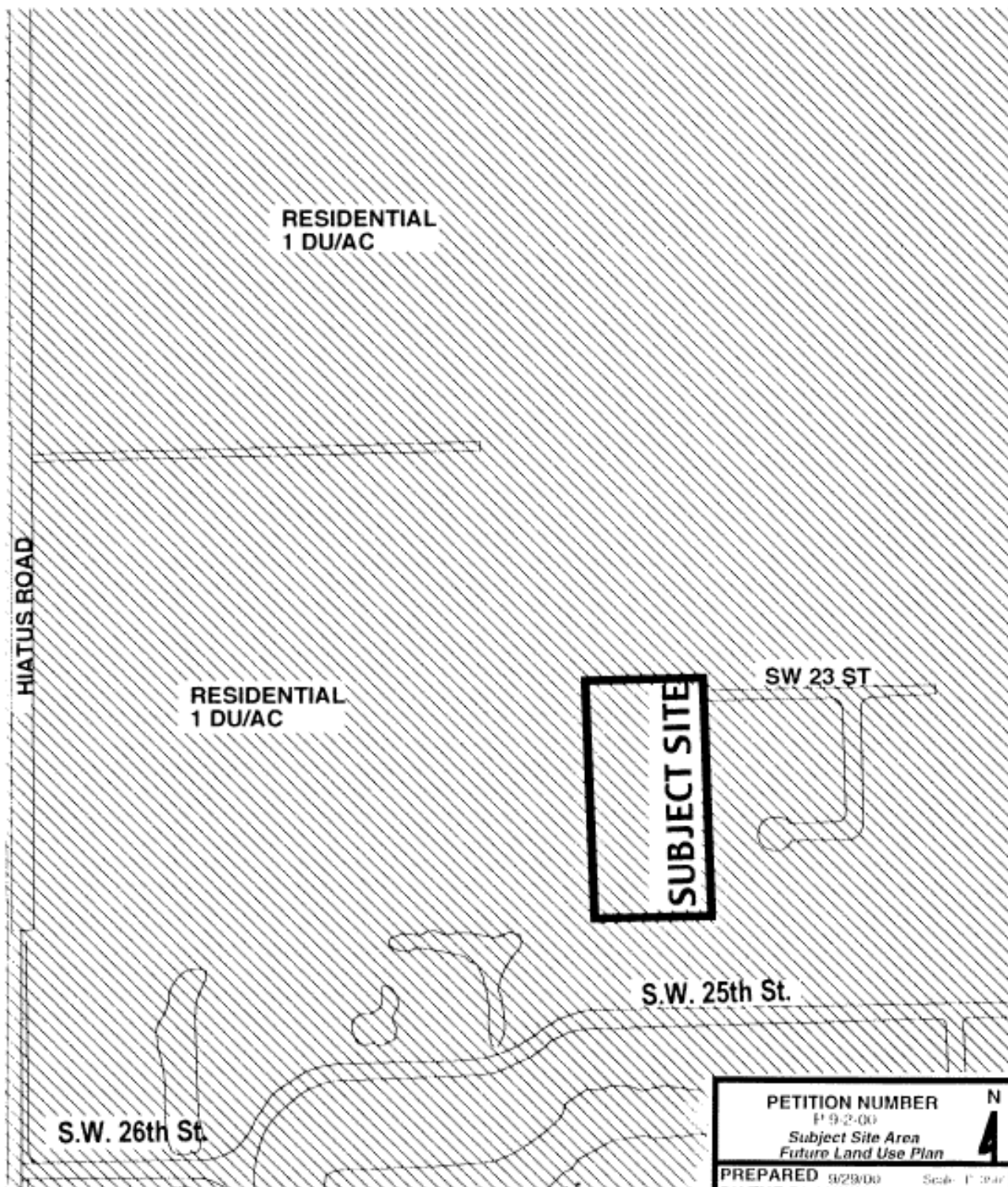
**PLANNING AND ZONING BOARD RECOMMENDATION:** The Planning and Zoning Board motion to approve subject to the correction of the “typo” in the plat; subject to an executed Recreational Impact Fee Agreement; and approval for sufficient capacity of the regional road network as determined by Broward County (Motion carried: 5-0) March 28, 2001 meeting.

## **Exhibits**

Resolution with backup, Land Use map, Subject Site map, Aerial

Prepared By: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

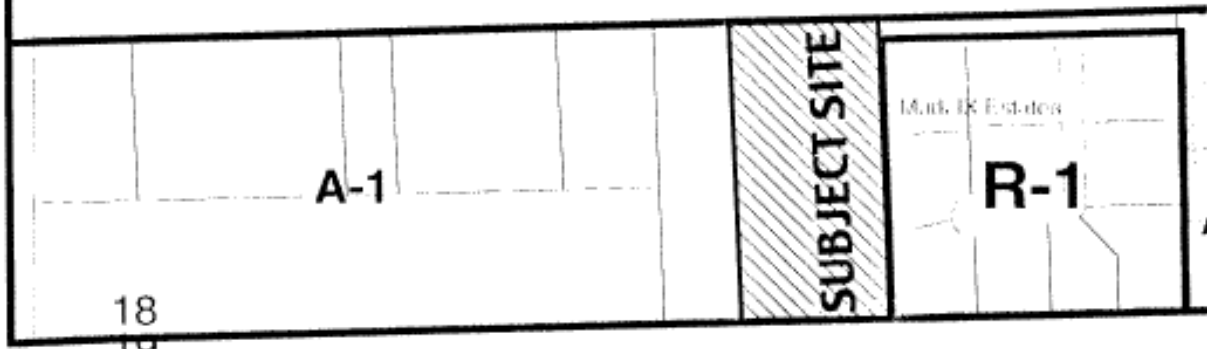


PETITION NUMBER P 19-2-00 Subject Site Area Future Land Use Plan	N 4
PREPARED 9/29/00 BY THE PLANNING & ZONING DIVISION	Scale: 1" = 300'



AG

R-1



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19

PETITION NUMBER		N
P 9-2-00		4
Subject Site Area Zoning Map		
PREPARED	9/20/00	Scale: 1"=350'
BY THE PLANNING & ZONING DIVISION		



HIATUS ROAD

SUBJECT SITE

SW 23 STREET

N  
↑

DATE FLOWN  
JANUARY 1998  
SCALE: nts  
P 9-2-00